

**199 Gipps Street, Abbotsford, Vic 3067**



**Sold House**

Thursday, 12 October 2023

199 Gipps Street, Abbotsford, Vic 3067

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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**\$1,267,500**

Larger than expected in an exciting lifestyle pocket by the Yarra River, this extra-spacious terrace is beautifully backdropped by a huge leafy courtyard and off-street parking. An attractive period façade behind a fenced garden reflects the refined elegance of this delightful 2 bedroom residence that's light, secluded and secure with a surprisingly deep single-level interior. Superbly unfolding with every step revealing a level of comfort that's ideal for today, a classic arched hallway introduces the warm and inviting layout where both bedrooms are pleasingly proportioned and include built-in robes with the north-facing main offering split-system heating/cooling and a brilliant box bay window. An oversized central dining room with a gas log fireplace is perfect for entertaining or versatile for anything such as additional living or a home office. Complemented by polished timber flooring and air-conditioning, a generous casual dining area adjoins a solid timber kitchen featuring Bosch stainless-steel appliances, while at the rear is a stylish living room where wide windowed French doors with a garden vista enhance an impressive sense of light and space. Further with tessellated floor tiles is an immaculate bathroom, a separate toilet and a European laundry. Lush and green with its established birch trees and low-maintenance plantings, the substantial rear courtyard with an entertainment terrace is a completely private garden oasis including a lock-up shed and a roller door for secure parking. Also offers alarm system, ample storage and plantation shutters throughout. A rare beauty with scope if desired to further update, this wide and welcoming home is perfectly positioned just a short stroll to cafes, Yarra Bend Park and the Main Yarra Trail, Victoria Street restaurants and shopping, trams, train station and the Convent Arts Precinct.